

TENTATIVE MAP APPLICATION
1565 PLUMAS STREET TOWNHOMES
RENO, WASHOE COUNTY, NEVADA

OWNER/DEVELOPER:
PLUMAS STREET RENO LLC
1105 PARK AVE APT 8D
NEW YORK, NY 10128

ENGINEER:
ODYSSEY ENGINEERING, INC.
895 ROBERTA LANE, SUITE #104
SPARKS, NV 89431
(775) 359-3303

PROJECT INFORMATION:
1565 PLUMAS STREET
ASSESSORS PARCEL No. 014-193-15
0.99 ACRES

SITE INFORMATION:
TOTAL SITE AREA:
=43,072 S.F. ~ 0.99 ACRES

BUILDING AREA:
#16,335 S.F. (FOOTPRINT) ~ 38%
#23,719 S.F. (LIVABLE AREA)
1,395 S.F. (AVG UNIT SIZE)
25' MAX HEIGHT, 2-STORY

SITE AMENITY/LANDSCAPE AREA:
#11,237 S.F. ~ 26%

SITE IMPROVEMENT AREA:
#15,500 S.F. (PLANTWORK, DRIVEWAYS, ETC.) ~ 36%

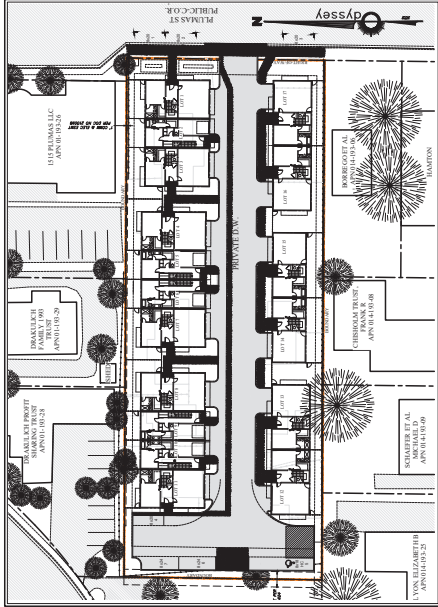
TOTAL No. OF TOWNHOME UNITS:
17 EA.

EXISTING ZONING:
- MULTIFAMILY (MF14);
- PLUMAS NEIGHBORHOOD RESIDENTIAL CORE PLANNING AREA

DENSITY:
- MF-14 ALLOWED: 43,072/3,000 = 14.36 UNITS
- DENSITY BONUS PER RMC 18.04/905(b) = 30%,
- 14.36 UNITS X 1.3 = 18.67 UNITS ALLOWED
- 17 UNITS PROPOSED



VICINITY



SITE

CIVIL SHEET INDEX:

- T-1.....TITLE SHEET
- DM-1.....DISPLAY MAP
- S-1.....PRELIMINARY SITE PLAN
- G-1.....PRELIMINARY GRADING PLAN
- U-1.....PRELIMINARY UTILITY PLAN

FLOOD ZONE NOTE:

FEMA FIRM MAP NO. 32031C039G, DATED MARCH 16, 2009 DESIGNATES THIS SITE AS BEING ENTIRELY IN AN UNSHADED FLOOD ZONE X.

BASIS OF BEARING:

BASED ON THE NEVADA WEST COORDINATE SYSTEM 1983 (NAD 83) WITH A GRID TO GROUND FACTOR OF 1.000197939 APPLIED.

BASIS OF ELEVATION:

BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) USING CITY OF RENO BENCHMARK NO 2558 WITH PUBLISHED ELEVATION OF 4494.83 FT.

PUBLIC SERVICES:

WATER SERVICE: TRUCKEE MEADOWS WATER AUTHORITY
SEWER SERVICE: CITY OF RENO
TELEPHONE: AT&T
CABLE T.V.: CHARTER COMMUNICATIONS
ELECTRICAL SERVICE: NV ENERGY
GAS SERVICE: NV ENERGY
FIRE PROTECTION: RENO FIRE DEPARTMENT
POLICE PROTECTION: RENO POLICE DEPARTMENT

ENGINEER'S CERTIFICATE

I, GABRIEL S. WITTLER, DO HEREBY CERTIFY THAT THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND WAS COMPLETED ON THIS 10TH DAY OF APRIL, 2020.

GABRIEL S. WITTLER
P.E. #10851

1565 PLUMAS ST TOWNHOMES
TENTATIVE MAP APPLICATION
TITLE SHEET

WASHOE COUNTY
NEVADA

RENO

ODYSSEY ENGINEERING INCORPORATED
895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
(775) 359-3303 FAX (775) 359-3329
ODYSSEY@RENO.NV.GOV

SCALE: 1"=40'

VERIFICATION: 1"=40'

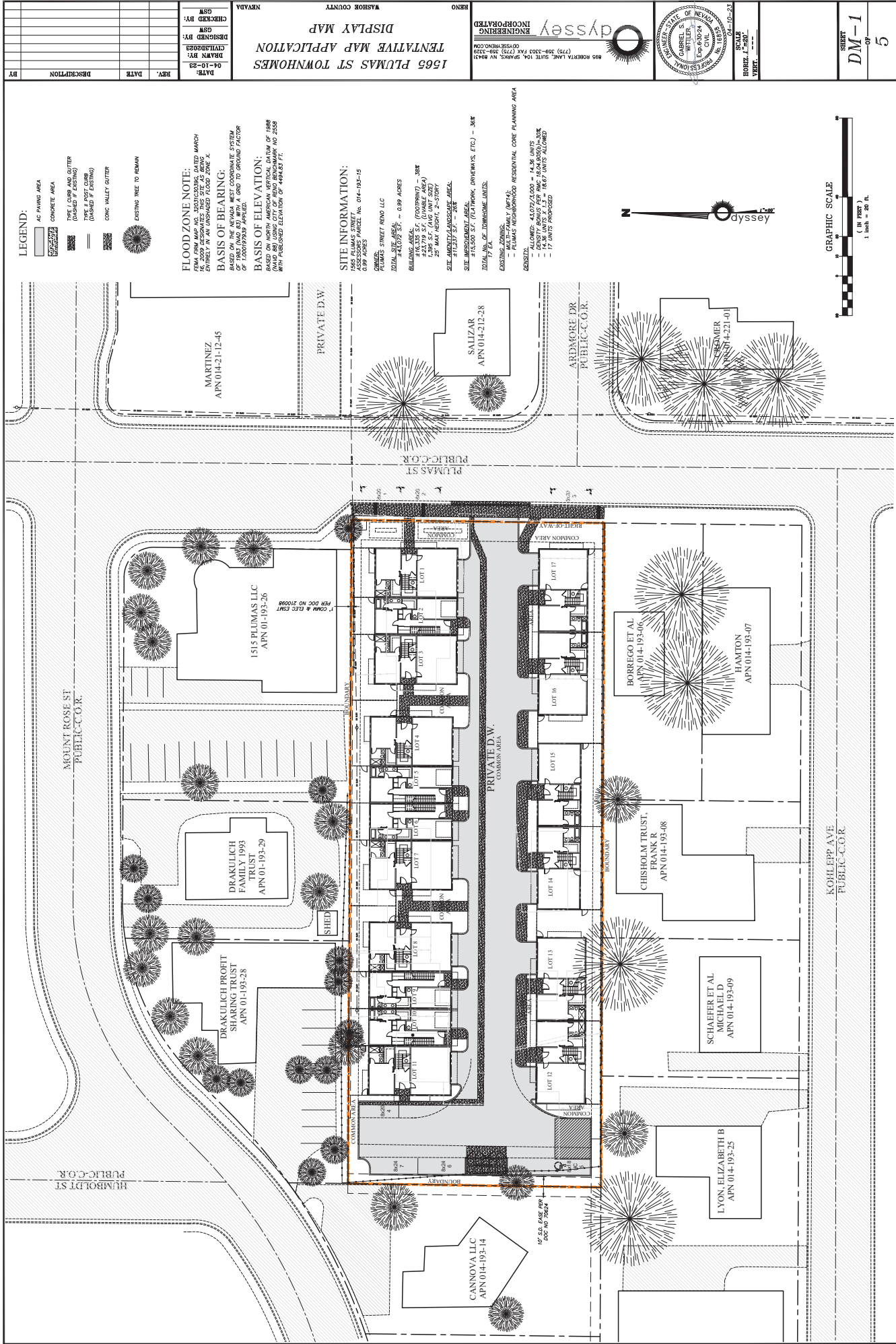
DATE: 04-10-20

DATE: 04-10-20
DRAWN BY: GSW
DESIGNED BY: GSW
CHECKED BY: GSW

REV. DATE DESCRIPTION BY

SHEET
T-1
OF
5

5



LEGEND:

- AC PAVING AREA
- CONCRETE AREA
- TYPE I CURB AND GUTTER (DASHED IF EXISTING)
- TYPE II CURB AND GUTTER (DASHED IF EXISTING)
- CONC. VALLEY GUTTER
- EXISTING TREE TO REMAIN

FLOOD ZONE NOTE:
FEMA FIRM MAP NO. 33033C000G, DATED MARCH 2009, SHOWS THE PROJECT AREA IS LOCATED ENTIRELY IN AN UNSHADED FLOOD ZONE X.
BASIS OF BEARING:
BASED ON THE NEVADA WEST COORDINATE SYSTEM (NAD 83) AND GRID TO GROUND FACTOR OF 1.0000000000000000.
BASIS OF ELEVATION:
ELEVATION DATA WAS OBTAINED FROM THE NAD 83 USING CITY OF RENO BENCHMARK NO. 2589 WITH PUBLISHED ELEVATION OF 4444.63 FT.

SITE INFORMATION:

1565 PLUMAS STREET, NO. 014-193-15
ASSESSORS PARCELS No. 014-193-15
CARE ACRES
TOTAL SITE AREA: ±43,072 S.F. ~ 0.99 ACRES
BUILDING AREA S.F. (FOOTPRINT) ~ 288
±23,779 S.F. (USABLE AREA)
±23,779 S.F. (TOTAL AREA)
25' MAX HEIGHT, 2-STORY
SITE ADJUTANT/ANSCODE AREA: ±11,237 S.F. ~ 258
SITE IMPROVEMENT AREA: ±1,000 S.F. (CITYWORK, DRIVEWAYS, ETC.) ~ 308
TOTAL S.F. OF IMPROVEMENTS: ±12,237 S.F.
EXISTING ZONING:
- MULTIFAMILY (MFI)
- SINGLE RESIDENTIAL
- RESIDENTIAL CORE PLANNING AREA
DEVELOPER:
- ALLOWED: 43,072/4,000 = 14.36 UNITS
- 14.36 UNITS X 1.00 = 14.36 UNITS
- 14.36 UNITS X 1.5 = 21.54 UNITS
- 17 UNITS PROPOSED

